

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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Small PHA Plan Update  
Annual Plan for Fiscal Year 2003

Ballinger Housing Authority  
Ballinger, Texas

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE  
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Ballinger Housing Authority

**PHA Number:** TX077

**PHA Fiscal Year Beginning: (mm/yyyy)** 04/01/2003

**PHA Plan Contact Information:**

Name: Dorothy Wadsworth

Phone: 915-365-2629

TDD: 915-365-2629

Email (if available): ballpha@wcc.net

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**PHA Programs Administered:**

- ☐ Public Housing and Section 8      ☐ Section 8 Only      ☒ Public Housing Only

**Annual PHA Plan**

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Small PHA Plan Update

**Fiscal Year 2003**

[24 CFR Part 903.7]

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Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Occupancy and Management Policies will be reviewed and updated as required or mandated.

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 122,000.

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

## 2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for      units <input type="checkbox"/> Public housing for      units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for      units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☐ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment F.
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
☐ Yes ☐ No: below or  
☐ Yes ☐ No: at the end of the RAB Comments in Attachment F.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.
- ☐ Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) State of Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### C. Criteria for Substantial Deviation and Significant Amendments

#### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan: A major change or alteration to the approved plan**

**B. Significant Amendment or Modification to the Annual Plan: The activities added to the approved plan to correct substantial deviation**

**Exception to the definitions: Any required mandatory or regulatory changes**

**Attachment A****Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Attachment B - Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program: TX21P07750101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant:  2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.		1,000.	1,000.
3	1408 Management Improvements	1,000.		1,000.	1,000.
4	1410 Administration	1,000.			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	5,000.	2,500.	750.	750.
8	1440 Site Acquisition				
9	1450 Site Improvement	7,615.		368.	368.
10	1460 Dwelling Structures	99,378.		87,866.	87,866.
11	1465.1 Dwelling Equipment—Nonexpendable	1,000.			
12	1470 Nondwelling Structures	5,000.	7,500.		
13	1475 Nondwelling Equipment	12,000.		8,362.	8,362.
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	132,993.	132,993.	99,346.	99,346.
21	Amount of line 20 Related to LBP Activities	85,676.		85,676.	85,676.
22	Amount of line 20 Related to Section 504 Compliance	1,000.			
23	Amount of line 20 Related to Security	11,202.			
24	Amount of line 20 Related to Energy Conservation Measures	750.			

**Attachment B - Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Ballinger, Texas</b>		Grant Type and Number Capital Fund Program #: TX21P07750101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide - 01	Normal operating expenses and extraordinary maintenance:  Repaint exterior trim on buildings Repaint interior of buildings Replace / repair ceiling and wall material and trim Replace / repair clothesline Replace front screen doors Replace interior doors Replace kitchen cabinets / counter tops Replace tile floors Replace carpet Replace window inserts Replace vent-a-hoods Replace / repair sidewalks Replace office / maintenance tools & equipment	1406	As needed	1,000.		1,000.	1,000.	100%
H/A Wide - 02	Management Improvements - Send office and maintenance staff to any training that becomes available within the next 3 years that will be beneficial to the operation of the housing authority and cause that employee to be more knowledgeable and adept in their duties.	1408	As required	1,000.		1,000.	1,000.	100%
H/A Wide - 03	Administration - The Executive Director will have to spend part of her time in the expenditure of these funds.	1410	As required	1,000.				

**Attachment B - Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Ballinger, Texas</b>		Grant Type and Number Capital Fund Program #: TX21P07750101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide - 04	Professional Services	1430	As Needed	5,000.	2,500.	750.	750.	30%
H/A Wide - 05	Security Lighting	1450	As required	2,500.				
H/A Wide - 06	Landscaping Playground / Outdoor equipment	1450	As needed / required	1,000. 1,115.		368.	368.	14%
Community Center - 01	Fencing - Install privacy fence in back and on one side of Community Center to allow for privacy of surrounding residents	1450	1	2,500.	3,000.			
TX077001 - 01	Termite Prevention	1460	As Needed	5,000.		2,190.	2,190.	44%
TX077001 - 02	Lead Based Paint Abatement	1460	As Needed	94,378.	85,676.	85,676.	85,676.	100%
TX077001 - 03	Install new master keyed door locking hardware on all units	1460	46		8,702.			
H/A Wide - 07	Ranges	1465	As Needed	500.				
H/A Wide - 08	Refrigerators	1465	As Needed	500.				
TX077002 - 01	Screen-in mailbox area, with lighting and ceiling fan	1470	1	2,500.	5,000.			
M/M Building -01	Additional Handicapped Accessibility repairs / equipment	1470	As needed / requested	1,000.				
M/M Building -02	Install new front door / revamp area	1470	1	1,500.				
H/A Wide - 09	Office Equipment - Add / replace computers, printers, copier, telephones, software, desk, chairs	1475	As Needed	4,000.		1,122.	1,122.	28%
H/A Wide - 10	Maintenance Equipment - Add / Replace riding lawnmower, floor buffer	1475	As Needed	7,000.	7,100.	7,100.	7,100.	100%
H/A Wide - 11	Community Center Equipment - New Community Center needs tables, chairs, range, refrigerator, sofa, decorative items, mini-blinds	1475	As Needed	1,000.	900.	140.	140.	14%



**Attachment B - Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

<b>Attachment B - Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P07750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,500			
3	1408 Management Improvements	1,000			
4	1410 Administration	3,566			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	42,250			
10	1460 Dwelling Structures	41,250			
11	1465.1 Dwelling Equipment—Nonexpendable	2,500			
12	1470 Nondwelling Structures	4,250			
13	1475 Nondwelling Equipment	8,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	121,816			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	1,000			
24	Amount of line 21 Related to Security – Soft Costs				



<b>Attachment B - Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P07750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	2,500			
26	Amount of line 21 Related to Energy Conservation Measures				

**Attachment B - Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Ballinger, Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide-01	Normal operating expenses and extra ordinary maintenance  Repaint exterior trim on buildings Repaint interior of buildings Replace / repair ceiling and wall material and trim Replace / repair clothesline Replace front screen doors Replace interior doors Replace kitchen cabinets / counter tops Replace tile floors Replace carpet Replace window inserts Replace vent-a-hoods Replace / repair sidewalks Replace office / maintenance tools & equipment	1406	N/a	11,500				

<b>Attachment B - Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Ballinger, Texas			<b>Grant Type and Number</b> Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide-02	Send office and maintenance staff to any training that becomes available which will be beneficial to the operation of the housing authority and cause those employees to be more knowledgeable and adept in their duties	1408	As Stated	1,000				
H/A Wide-03	The Executive Director will have to spend part of her time in the expenditure of these funds	1410	As Stated	3,566				
H/A Wide-04	Professional Services	1430	As Needed	7,500				
H/A Wide-06	Security Lighting	1450	As Needed	2,500				
H/A Wide-10	Signs to identify sites	1450	As Needed	6,000				
H/A Wide-07	Landscaping	1450	As Needed	2,500				
H/A Wide-08	Playground/outdoor equipment	1450	As Needed	4,000				
H/A Wide-09	Groundfill under playground equipment	1450	As Needed	500				
TX077002-01	Add 2 ea. parking spaces and curb and gutter 3 sides of block, repair / replace sidewalks as needed	1450	As Stated	26,750				
TX077001-01	Revamp / update front entries to apartments	1460	23 ea.	25,250				
TX077001-02	Termite Prevention	1460	As Needed	2,200.				
H/A Wide-10	Additional Handicapped Accessibility repairs / equipment	1460	As Needed	1,000				

**Attachment B - Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide-11	Install doorbells	1460	13 ea.	2,500				
H/A Wide-12	Install mini-blinds	1460	As Needed	2,500				
H/A Wide-13	Replace kitchen cabinets	1460	4 ea.	7,800				
H/A Wide-14	Replace Ranges	1465	5 ea.	1,250				
H/A Wide-15	Replace Refrigerators	1465	5 ea.	1,250				
H/A Wide-16	Outdoor kiosk for notices / bulletins at M/M Building	1470	1 ea.	1,000				
H/A Wide-17	Install garage door opener for M/M Building	1470	1 ea	500				
H/A Wide-18	Install payment / keydrop at office front door	1470	1 ea.	250				
H/A Wide-19	Install through the exhaust fans in the bathrooms of the M/M Building	1470	2 ea.	500				
H/A Wide-20	Repaint interior / exterior of M/M Building	1470	As Stated	2,000				
H/A Wide-21	Office Equipment - Add / replace computers, printers, copier, telephones, software, desk, chairs	1475	As Needed	3,000				
H/A Wide-22	Maintenance Equipment - Add / Replace riding lawnmower, floor buffer	1475	As Needed	4,000				
H/A Wide-23	Community Center - Add / replace furnishings as requested or needed	1475	As Stated	1,000				



**Attachment B -Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Ballinger Housing Authority		Grant Type and Number Capital Fund Program: 2003 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant:  2003	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	12,200.			
3	1408 Management Improvements	1,000.			
4	1410 Administration	3,750.			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	7,500.			
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000.			
10	1460 Dwelling Structures	50,550.			
11	1465.1 Dwelling Equipment—Nonexpendable	2,500.			
12	1470 Nondwelling Structures	2,500.			
13	1475 Nondwelling Equipment	7,000.			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	122,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	1,000.			
23	Amount of line 20 Related to Security	500.			
24	Amount of line 20 Related to Energy Conservation Measures				

**Attachment B Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Ballinger Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: 2003 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide - 01	Normal operating expenses and extra ordinary maintenance  Repaint exterior trim on buildings Repaint interior of buildings Replace / repair ceiling and wall material and trim Replace / repair clothesline Replace front screen doors Replace interior doors Replace kitchen cabinets / counter tops Replace tile floors Replace carpet Replace window inserts Replace vent-a-hoods Replace / repair sidewalks Replace office / maintenance tools & equipment	1406	As Needed	12,200				
H/A Wide - 02	Send office and maintenance staff to any training that becomes available which will be beneficial to the operation of the housing authority and cause those employees to be more knowledgeable and adept in their duties	1408	As Needed	1,000.				
H/A Wide - 03	The Executive Director will have to spend part of her time in the expenditure of these funds	1410	As Needed	3,750.				
H/A Wide - 04	Professional Services	1430	As Needed	7,500.				
H/A Wide - 05	Security Lighting	1450	As Needed	500.				

**Attachment B Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Ballinger Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: 2003 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide - 06	Landscaping	1450	As Needed	2,500.				
H/A Wide - 07	Playground / Outdoor Equipment	1450	As Needed	1,500.				
HA Wide - 08	Groundfill under playground equipment	1450	As Needed	500.				
HA Wide - 09	Covered Parking with Lighting	1450	23 ea.	30,000.				
TX077001 - 01	Termite Prevention	1460	As Needed	5,000				
TX077001 - -2	Revamp / Update front entries	1460	23 bldgs	24,900				
H/A Wide - 10	Additional Handicapped Accessibility	1460	As Needed	1,000.				
H/A Wide - 11	Install Door Bells	1460	27ea.	5,000.				
H/A Wide - 12	Install Lighting over Kitchen Sinks	1460	66 ea.	6,850.				
H/A Wide - 13	Replace kitchen cabinets	1460	As Needed	7,800.				
H/A Wide - 14	Stoves & refrigerators	1465	As Needed	2,500.				
M / M Building	Replace flooring material	1470	As Needed	2,500.				
H/A Wide - 01	Maintenance Equipment	1475	As Needed	4,000.				
H/A Wide - 02	Office Equipment	1475	As Needed	2,000.				
H/A Wide - 03	Community Center Equipment	1475	As Needed	1,000.				

**Attachment B - Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**



[illegible]

## Attachment C - Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Housing Authority of the City of Ballinger, Texas		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2004	Work Statement for Year 3 FFY Grant: PHA FY: 2005	Work Statement for Year 4 FFY Grant: PHA FY: 2006	Work Statement for Year 5 FFY Grant: PHA FY: 2007
	Annual Statement				
1406 Operations		12,200.	12,200.	12,200.	12,200.
1408 Management Improvements		2,000.	2,000.	2,000.	2,000.
1410 Administration		3,750.	3,750.	3,750.	3,750.
1430 Fees and Costs		10,000	10,000	11,000.	10,000
1450 Site Improvement		33,800.	35,000.	5,000.	5,000.
1460 Dwelling Structures		38,250.	47,050.	68,550.	78,950.
1465 Dwelling Equipment		2,500	2,500	2,500	2,500
1470 Nondwelling Structures		2,500.	2,500	10,000.	600.
1475 Nondwelling Equipment		17,000.	7,000.	7,000.	7,000.
CFP Funds Listed for 5-year planning		122,000.	122,000.	122,000.	122,000.
Replacement Housing Factor Funds					

## Attachment C - Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2004</u> FFY Grant: 2004 PHA FY: 03/31/2004			Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 3/31/2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	H/A Wide	Operations	12,200.	H/A Wide	Operations	12,200.
	H/A Wide	Management Improvements	1,000.	H/A Wide	Management Improvements	1,000.
	H/A Wide	Resident Coordinator	1,000.	H/A Wide	Resident Coordinator	1,000.
	H/A Wide	Administration	3,750.	H/A Wide	Administration	3,750.
	H/A Wide	Professional Services	10,000.	H/A Wide	Professional Services	10,000.
	H/A Wide	Security Lighting	500.	H/A Wide	Security Lighting	500.
	H/A Wide	Landscaping	1,300.	H/A Wide	Landscaping	2,500.
	H/A Wide	Playground / Outdoor Equipment	1,500.	H/A Wide	Playground / Outdoor Equipment	1,500.
	H/A Wide	Ground fill under playground equipment	500.	H/A Wide	Ground fill under playground equipment	500.
	H/A Wide	Covered Parking w / lighting	30,000.	H/A Wide	Covered Parking w/ lighting	30,000.
	TX077001	Termite Prevention	5,000.	TX077001	Termite Prevention	5,000.
	H/A Wide	Additional Handicapped Accessibility repairs / equipment	1,500.	H/A Wide	Additional Handicapped Accessibility repairs / equipment	1,000.
	H/A Wide	Install doorbells	5,000.		Ceiling fans w/lights in all bedrooms and living rooms	10,200.
	H/A Wide	Ceiling fans w/lights in all bedrooms and living rooms	12,250.	H/A Wide	Cover all electrical, telephone, cable conduit on building exteriors	10,000.
	H/A Wide	Replace kitchen cabinets	15,000.	H/A wide	Replace kitchen cabinets	6,500.
	H/A Wide	Replace dwelling equipment	2,500.	H/A Wide	Replace drywall, trim, doors, hardware, light fixtures, ceiling fans in units as needed	4,300.
	M/M Building	Update / modernize bathrooms at M/M Building	2,000.	TX077001	Replace flooring as needed	10,050.
	H/A Wide	Replace Nondwelling Equipment	17,000.	H/A Wide	Replace dwelling equipment	2,500.

				M/M Building	Repaint interior / exterior of building	2,500.
				H/A Wide	Replace Nondwelling Equipment	7,000.
Total CFP Estimated Cost			\$122,000			\$122,000

## Attachment C - Capital Fund 5 Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year : <u>2006</u> FFY Grant: 2006 PHA FY: 3/31/2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 3/31/2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
H/A Wide	Operations	12,200.	H/A Wide	Operations	12,200.
H/A Wide	Management Improvements	1,000.	H/A Wide	Management Improvements	1,000.
H/A Wide	Resident Coordinator	1,000.	H/A Wide	Resident Coordinator	1,000.
H/A Wide	Administration	3,750	H/A Wide	Administration	3,750
H/A Wide	Professional Services	10,000.	H/A Wide	Professional Services	10,000
H/A Wide	Energy Audit	1,000.	H/A Wide	Security Lighting	500.
H/A Wide	Security Lighting	500.	H/A Wide	Landscaping	2,500.
H/A Wide	Landscaping	2,500.	H/A Wide	Playground / Outdoor Equipment	1,500.
H/A Wide	Playground / Outdoor Equipment	1,500.	H/A Wide	Ground fill under playground equipment	500.
H/A Wide	Ground fill under playground equipment	500.	TX077001	Termite Prevention	5,000.
TX077001	Termite Prevention	5,000	H/A Wide	Additional Handicapped Accessibility repairs / equipment	1,000.
H/A Wide	Additional Handicapped Accessibility repairs / equipment	1,000	H/A Wide	Replace all Water Heaters	20,600.
TX077001	Replace flooring material	40,000.	H/A Wide	Install dishwashers in all units	25,000.
H/A Wide	Replace kitchen cabinets	14,250.	H/A Wide	Replace drywall, trim, doors, hardware, light fixtures, ceiling fans in units as needed	27,950..

H/A Wide	Replace drywall, trim, doors, hardware, light fixtures, ceiling fans in units as needed	8,300.	H/A Wide	Replace Dwelling Equipment	2,500.
H/A Wide	Replace Dwelling Equipment	2,500.	H/A Wide	Replace Nondwelling Equipment	7,000
M/M Building	Update / Modernize Maintenance Area	10,000.			
H/A Wide	Replace Nondwelling Equipment	7,000			
Total CFP Estimated Cost		\$122,000			\$122,000

**Required Attachment D: Resident Member on the PHA Governing Board**

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Rufus Williams

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): 02/04/2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: 02/04/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):  
Robert L. Moore, Mayor, City of Ballinger, Texas

**Required Attachment E : Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

On October 11, 2002, notices of the RAB Meeting on 10/24/2002 were mailed to the residents listed below. They were also notified in the letter that copies of the draft plan would be available for pickup on October 17, 2002.

Michelle Carter  
Linda Hearn  
Dorothy Williams  
Glenda Mushrall  
Lebecca Davis  
Shawn Allen  
Peggy Allen  
Michelle Beaver  
Reba Bonner  
Tiffany Balkum  
Jackie Garrett  
Edwin Garrett  
Elizabeth Barrow  
James Parcell  
Melanie Beimer  
Carolyn Johnson  
Oscar Rivera  
Alan Clawson  
Janis Clawson  
Mickell Lindemann  
Loy Morris  
Barbara Cornett  
Virgil Cornett  
Jimmie Ray  
Kathryn Spain  
Ruth Inman  
Ada Lee Smith  
Lucille Paschal  
Joy Watkins

Between 10/17/2002 and 10/24/2002, Copies of the Draft Plan were picked up by:

Barbara Cornett  
Carolyn Johnson  
Ada Smith  
Reba Bonner  
Jackie Garrett  
Oscar Rivera  
Peggy Allen

**Members that were present at the October 24, 2002 Resident Advisory Board Meeting:**

Peggy Allen  
Dorothy Williams  
Jimmy Ray  
Loy Morris

**Required Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response:**

**TX077001**

Peggy Allen volunteered to talk to other mothers about what type activities / equipment they felt would be beneficial to the young people and get back to us on the subject

Dorothy Williams requested a taller commode in her bathroom. Our Capital Funds budget includes money for Additional Handicapped Accessibility Repairs / Equipment

**TX077002**

Loy Morris requested that a gutter or other device be put on the roof overhang at the front porches and that dominoes be furnished in the Community Center - the dominoes will be furnished; a metal diverter will be placed over the front porches as a day to day maintenance item

Jimmy Ray requested that security lighting be put on the back of his apartment as is on the other apartments. Security lighting is already included in our Capital Funds Budget



**Required Attachment G: Component 10 (B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? One (TX077001)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? One (TX077002)
- c. How many Assessments were conducted for the PHA's covered developments? One

The development assessed did not meet the following tests:

1. Conversion would not be more expensive than continuing to operate the development (or a portion of it) as public housing.
2. Conversion would primarily benefit residents of the public housing development to be converted and the community
3. Conversion would not adversely affect the availability of affordable housing in the community

***K*** ***Based on the above assessment, it would not be feasible to do voluntary conversion because no other low-rent housing is available in the community.***

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

*Not applicable – Initial Assessments have been completed.*